

Public Hearing

Wednesday, September 24, 2025

Council Chambers

Lloyd E. Matheson Centre

7:45 pm

- 1. Application by Clayton Developments Limited to amend an existing development agreement for their WCDD development.*
- 2. Proposal to amend the MPS and SUB to require stormwater management plans for tentative subdivision approval in unserviced areas.*
- 3. Proposal to amend the Land Use Bylaw to change the minimum lot area requirements and the design requirements for accessory dwelling units.*

cc: Eleanor Roulston, Municipal Warden
Norval Mitchell, Chairperson Planning Advisory Committee
Kim Ramsay, CAO & Municipal Clerk
John Woodford, Director of Planning & Development

Warden: Councillors, this evening we have three items on the public hearing agenda.

The purpose of this hearing is for Council to hear input from the public prior to making a decision on the proposals.

To the members of the public who have chosen to participate this evening, welcome. Please note that Council's Procedural Policy requires that you not cheer, boo, clap or otherwise disrupt this hearing. Everyone that wishes will have an opportunity to be heard.

Tonight, Council may approve, reject or defer its decision to a later date. Council approval is required for the proposals to proceed.

I will now ask the Municipal Clerk to outline when the public hearing advertisements were published.

Clerk: Madam Warden, a public hearing notice appeared in the September 10, 2025 and May 17, 2025 editions of the *Chronicle Herald*. The notices described the proposals, gave the date and time of the Public Hearing, and indicated that Staff Reports were available to the public.

Warden: Councillors, the first public hearing item this evening is for a proposal by Clayton Developments Ltd. to amend an existing development agreement.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for Staff?

(Councillors may or may not ask questions)

Warden: I would now ask if the applicant has any comments or would like to make a presentation?

Applicant: (applicant may or may not provide their comments)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube?

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: Planning Advisory Committee recommends that Council give final consideration and approve amendments to the existing Shaw Group Limited development agreement for a mixed-use master planned development in Lantz.

As Chair of PAC, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: Councillors, the second public hearing item this evening is a proposal to amend the Municipal Planning Strategy and Subdivision Bylaw to require stormwater management plans for tentative plans of subdivision in unserved areas of East Hants.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for Staff?

(Councillors may or may not ask questions)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube?

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: Planning Advisory Committee recommends that Council give second reading and approve the proposal to amend the Municipal Planning Strategy and Subdivision Bylaw to require stormwater management plans in un-serviced areas of the Municipality.

As Chair of PAC, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: Councillors, the third public hearing item this evening is a proposal to amend the Land Use Bylaw to change the minimum lot area requirements and the design requirements for accessory dwelling units.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madam Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for Staff?

(Councillors may or may not ask questions)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube?

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: Planning Advisory Committee recommends that Council give second reading and approve amendments to the Land Use Bylaw, Section 3.14- Accessory Dwelling Units to amend the minimum lot sizes and design requirements and where there is no net increase of lot coverage for lots under 600 sqm a Garage Suite could be permitted.

As Chair of PAC, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: That concludes tonight's Public Hearings. Thank you for attending.